

MAYOR AND COUNCIL WORKSESSION

NO. DEPT.: Recreation and Parks /
CONTACT: Burt Hall, Director of Recreation and Parks

DATE: ~~June 26, 2018~~

Jan. 25, 2003

SUBJECT FOR DISCUSSION:

**Recommendations for Future Uses of the
King Farm Farmstead Park – Site and Buildings
By the King Farm Farmstead Task Force**

ORDER OF DISCUSSION:

- Tour of site and buildings – 9 a.m.
- Resume Worksession at City Hall
- Presentation of Task Force Recommendations
- Discussion of Recommendations and Options
- Discussion and Instructions to Task Force and staff by Mayor and Council

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED:

Please see attached reports:

- (1) Site Enhancement and Utilization Report from John Moser, Co-Chair, KF Farmstead Task Force
- (2) Historic Designation for King Farm Homestead Park, from Suzanne Fisher, Task Force member

Report (1) provides a synopsis of the deliberations and recommendations of the Task Force. Report (2) addresses historic designation of the property.

After the tour at the Farmstead site, the Worksession will resume in the Mayor and Council Chambers at City Hall. The Task Force will present their recommendations, centering on which buildings should be preserved, as well as recommendations for demolition of some structures that are in poor condition or considered of marginal usefulness. Recommendations for adapted for re-use of the buildings to be preserved will also be presented. Historic designation of the site will be discussed, also.

Task Force members and City staff seek feedback from the Mayor and Council on recommendations for:

- Preservation of buildings #2, #5, #6, #8 (partial) #9, #10. (Please see attached map)
- Demolition of buildings #3, #4, #7. (Please see attached map)
- Recommendations for overall use of the park and specific structures.
- Historic designation.
- Decision on retaining or selling the Main House (referred to as the Manse).

LIST OF ATTACHMENTS:

Attachment E

- List of Task Force members
- Map of 5-Acre Farmstead Park Site with Building Key
- Site Enhancement and Utilization Report from John Moser, Co-Chair, KF Farmstead Task Force
- Historic Designation for King Farm Homestead Park, from Suzanne Fisher, Task Force member
- Memo from Burt Hall (3/12/01) to Cultural Arts Commission, Recreation and Park Advisory Board, Historic District Commission, and King Farm Citizens Association – Initiation of Task Force
- Engineering Study Report – James R. Butterfield & Assoc., Inc.
- King Farm Parks Master Plan (Adopted 6/99) – Excerpt: Section with history and recommendations for Farmstead Site
- Minutes of Task Force Meetings



City of Rockville

MEMORANDUM

March 12, 2001

TO: John Moser, Chairperson, Cultural Arts Commission
 Bob Taylor, Acting Chairperson, Recreation and Park Advisory Board
 Andrea Hartranft, Chairperson, Historic District Commission
 Sue Pierce, King Farm Citizens Association

FROM: Burt Hall, Director of Recreation and Parks *Burt*

SUBJECT: Study of Future Uses of King Farm Farmstead Site

The Mayor and Council discussed the proposal to study future uses of the King Farm Farmstead site with the Cultural Arts Commission at a worksession held on Tuesday, February 20, 2001. This subject was somewhat of a sidebar, and not the main topic of the worksession. The three boards and commissions, along with the King Farm Civic Association submitted a request for consulting funds to be included in the FY2002 budget to support this feasibility study. As you may already know, funding has not been included in the proposed FY 2002 budget for this purpose. Clearly, the City must eventually decide on what uses will be appropriate and desirable for this site. All three commissions and a growing contingent of King Farm residents are keenly interested in its future.

The problem we face at this point is that the Capital Improvements Program (CIP) is very tight and does not allow for funding of a construction project to support recommendations for adaptive re-uses that may come out of this feasibility study. As a compromise, the Mayor and Council support the proposal that a task force be formed to begin studying these issues and developing both short- and long-range recommendations. The group would include representatives from the three boards and commissions, King Farm residents and City staff. Given the budget restraints, it would be important for the task force to develop ideas for near-term uses that do not require substantial additional budget support from the City.

There are funds in the proposed CIP to continue to stabilize and re-furbish the main house and the Wisconsin dairy barns and silo. The Rich family continues with a month-to-month lease in the main house.

I look forward to working with all of you on this project and will be in touch with schedules for the first meeting.

cc: Mayor and Council
 W. Mark Pentz, City Manager
 John Hayes, Superintendent of Parks and Facilities
 Staff Liaisons – Betty Wisda, Judy Christensen

Exhibit # 25RECEIVED
CITY CLERK'S OFFICESubject: Fy07 Budget CULTURAL ARTS COMMISSION

2006 MAY 18 AM 12:00

MEMORANDUM

Public Hearing Date: 4/24 & 5/1/06

18 May 2006

From: John Moser, Chairperson, Cultural Arts Commission

To: Mayor and Council, City of Rockville

Subject: King Farm Farmstead

☒ Council☐ City Attorney☐ City Clerk☐ Council Support Specialist☒ City Manager☒ Other Art ChambersBurt HallJudy Christensen
G. Cohen
Dominic Du

The Cultural Arts Commission, at its regular meeting on 10 May 2006, re-visited the issue of the future of the 5 ½ acre site in King Farm, including the existing farmstead. The Commission voted (unanimously) to recommend to you that:

- a. The main house of the Farmstead, along with appropriate acreage, be retained by the City for future use, but that this portion of the site be placed into the National Registry, BUT NOT INTO AN HISTORIC DISTRICT.
- b. That the remainder of the property be retained as a City park and NOT BE PLACED INTO AN HISTORIC DISTRICT.
- c. We fully concur in the recommendations made by the King Farmstead Task Force, which was created in 2001 and served until 2002 and was charged with making recommendations as to future uses of the site.

At its final meeting in November 2002, all members of this Task Force, consisting of representatives of the King Farm community, Cultural Arts Commission, Recreation and Park Advisory Board. Historic District Commission and a representative of Peerless Rockville, voted on the proposed recommendations.

THE VOTE ON THE 2 PROPOSED RECOMMENDATIONS WAS OPPOSED ONLY BY THE REPRESENTATIVE OF PEERLESS ROCKVILLE.

Sincerely,


John Moser
Chairperson

attachment

26 November 2002

TO: Mayor and Council, City of Rockville

FROM: John Moser, Co-Chair, City Task Force-King Farms

SUBJECT: Site Enhancement and Utilization Report

References: King Farm Park Master Plan 1999; Letter, Burt Hall to John Moser, dtd 12 Mar 2001, subject: Study of Future Uses of King Farm Farmstead Site; Letter, James R. Butterfield and Associates, Inc. dtd 10 Dec 2001, subject: Lawson King home-farm complex


 Dear Mayor Giannino and Council Members:

1. The King Farm Task Force was constituted in October 2001. Membership consisted of two (2) representatives each from the Historic District Commission (HDC) the Cultural Arts Commission (CAC), Recreation and Parks Advisory Board, King Farm Residents, as well as one representative from Peerless Rockville. The City was represented by Burt Hall, Judy Christensen and Rob Orndorff. Mr. Hall facilitated the initial meetings of the Task Force—John Moser and Andy Kapust were selected as chairs. A listing of all members is provided in attached material.
2. It was decided that decisions were to be by consensus, adhered to strictly until the last two meetings which determined recommendations for site planning and facility utilization. Both consensus and votes were always arrived at through wide-ranging discussions and deliberations. There were seven (7) meetings—the last one on 6 November; there were two (2) on site visits.
3. The minutes of all meetings are attached. They highlight the deliberations towards achieving the recommendations contained in this report. Mr. Burt Hall's facilitation assistance allowed us to move most rapidly towards consideration of valid, potential usage of both the site and its buildings of this 5plus acre site.
4. Most members of the Task Force and the staff attended the majority of the meetings. One representative (from the Historic District Commission) did NOT attend any meetings—she was, however, provided with all agendas and meetings, as were all participating members.

The Task Force recommends the following site improvements/modifications and building utilization. A special recommendation is provided on future usage of the Manse. For ease of identification a King Farm Building Proposal Identification Key is attached.

1. Site Improvements.
 - a. Building # 2. Keep and upgrade
 - b. Building # 3. Raze
 - c. Building # 4. Raze
 - d. Building # 5. Keep and modify

- e. Building #6. Keep and modify
- f. Building #7. Raze
- g. Building #8. Raze partially— Strip to original building
- h. Building #9. Save and upgrade
- i. Area 1. Utilize for handicapped parking.

THE SITE MODIFICATION THROUGH THE RAZING OF BUILDINGS WILL ALLOW FUTURE SITE ACCESSIBILITY, ENHANCE FUTURE MOVEMENT OF USERS OF AND VISITORS TO THE SITE, YET WILL RETAIN THE OVERALL HISTORICAL SIGNIFICANCE OF THE SITE

All buildings to be razed to be fully documented and photographed; all lumber to be saved and possibly to be utilized in future modifications of retained buildings.

It is strongly urged that all razing be accomplished expeditiously since all buildings identified for razing, above, are in a minimal state of repair with an imminent danger of collapse over the winter months; all will require immediate heavy and costly maintenance on a continuing, continual basis. They are presently an attractive nuisance, detracting from the overall ambiance of the site as well as having the potential of attracting undesirable elements.

The vote in favor of this recommendation: 6 to 1 (opposed by the representative of Peerless Rockville).

2. Building improvements and utilization.

- a. Building #2. Convert this pole-barn shed to be utilized as a covered picnic area, the 1st of its type in Rockville.
- b. Building #4. Convert this building into a 300-seat theatre. Either retain current exterior and convert interior or construct from inside out and re-utilize exterior shell when interior has been completed.
- c. Building #5. Convert and upgrade for non-public use including, possibly, a police substation
- d. Building #6. Convert this 20,000 sq ft barn for multiple usage. First floor to include gallery space, studio space, arts and crafts space, exhibit space, museum space, café space and concession space. The second floor, also 10,000 square feet, to be used for office space, storage, meeting area and possibly an area for catering. Retain and repair BOTH silos.
- e. Building #9. Garage to be upgraded significantly, with potential usage as a museum and preservation site and/or for short-term rental to community oriented organizations.

THE BUILDING AND AREA UTILIZATION ARE PREDICATED TOWARDS THE OVERALL USE OF THE SITE AS A HISTORIC ARTS AND RECREATION CENTER. ALTHOUGH THE RECOMMENDATIONS FOR CONVERSION AND USAGE OF THE VARIOUS BUILDINGS MAY APPEAR TO BE ARBITRARY AND CAPRICIOUS, THEY ARE ALL THEME ORIENTED AND RELATED.

THE PROJECTED MODIFICATIONS FOR THE ULTIMATE UTILIZATION OF THE SITE WILL NOT ONLY BENEFIT THE RESIDENTS OF KING FARM BUT WILL ACCRUE TO THE BENEFIT OF ALL ROCKVILLE RESIDENTS. IT WILL BE ON A PAR WITH HISTORIC FACILITIES SUCH AS WOLF TRAP AND THE OLNEY THEATRE CENTER AND WILL BE A MODERN-USE REMINDER OF WHAT ONCE WAS.

The vote in favor of this recommendation: 4 to 1 (opposed by the representative of Peerless Rockville); 1 abstention (HDC).

3. The Manse

This building is in extraordinary shape and condition. It has been well maintained and the current tenants are, to all intents, City of Rockville custodians and caretakers of this facility. They have upgraded and enhanced the interior while maintaining the most important historical ambiance.

The Task Force recommends that the building, and of from $\frac{1}{2}$ to $1\frac{1}{2}$ acres, remain as a residential facility, to be placed in either a Historic District or in the National Registry. It should be kept separate from the Farmstead Arts and Recreation Center, with access from Rt 355 to be closed to the public and only utilized by residents of the house. ALL OTHER ACCESS TO THE AREA IS TO BE FROM THE REAR PARKING AREA. The service road to the Manse is to be maintained only for emergency services. The current residents should be allowed to remain until they desire to relocate.

The Task Force is split on what disposition should be made of the Manse after departure of the current tenants:

- a. The City to retain the Manse and continue its use as rental property of the City
- or
- b. The City to sell the Manse and the designated acreage to a private party and to apply the realized funds towards the refurbishment of the King Farm Park Site.

In any case, the building should not be incorporated into any public utilization of the Site.

CONCLUSION.

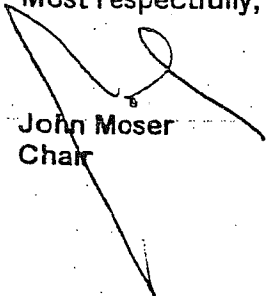
Our recommendations are costly but, it is felt, that the conversion of King Farm Complex from being a dilapidated farm site into a utilitarian historical arts and recreation center is in the best interests of the City of Rockville and its residents. You will have to make this important decision. Our recommendations should provide you with proposals as you begin your deliberations and your open hearings.

We feel that we have accomplished our assigned tasks. Unless instructed by you to the contrary, we intend to disband after our joint work session, scheduled for 25 January 2003.

Thank you for asking us to be of service.

For the Task Force,

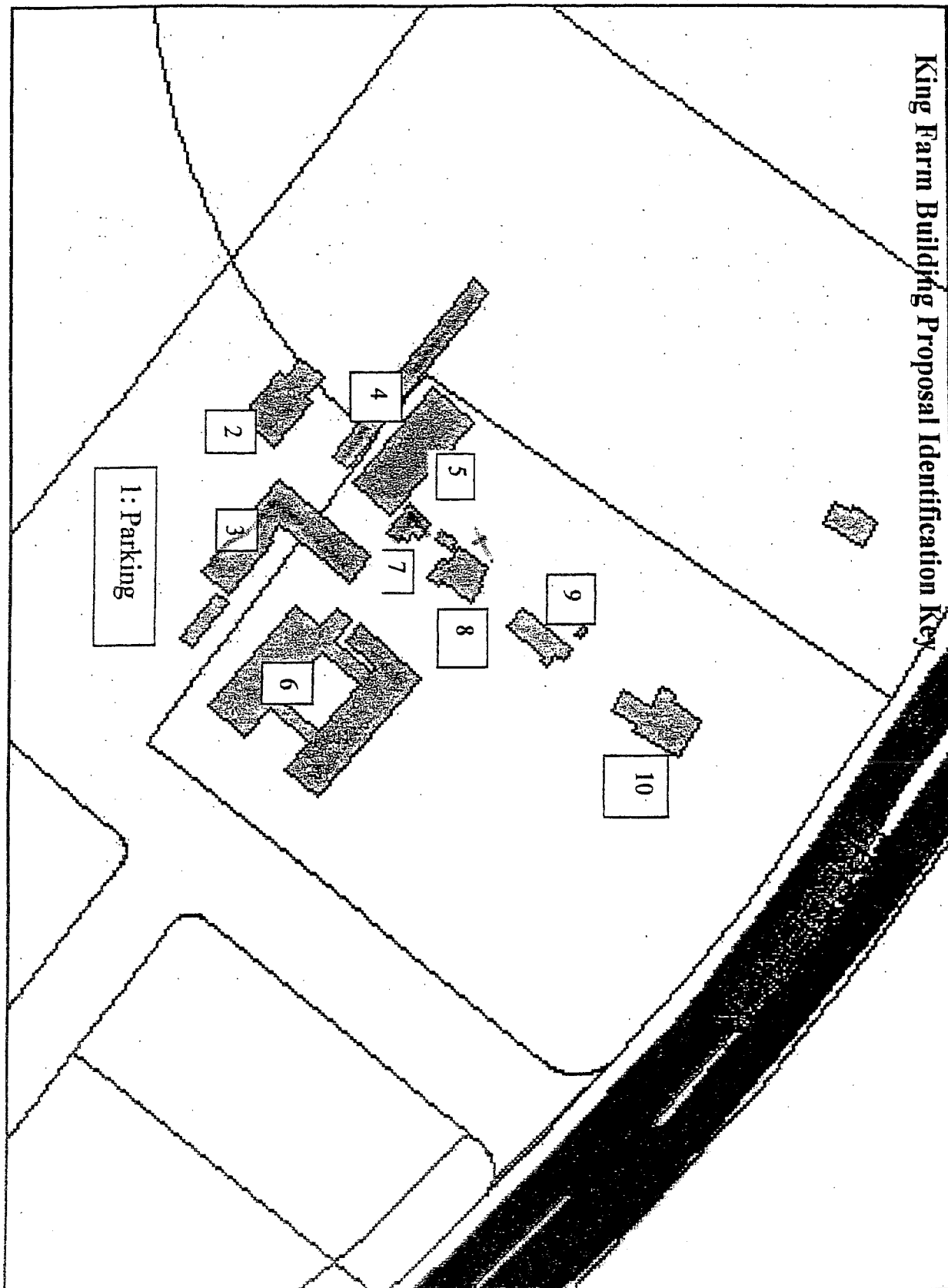
Most respectfully,



John Moser
Chair

Enclosures and Attachments:

- | | |
|--------|---|
| Encls | <ol style="list-style-type: none">1. King Farm Building Identification Key2. List of Task Force Membership3. E-mail Ms S Pierce, dtd 17 Nov, indicating concurrence4. Minutes of Task Force Meetings (7) |
| Attchs | <ol style="list-style-type: none">1. King Farm Master Plan 19992. Letter, Burt Hall-John Moser, dtd 12 Mar 20013. Letter, James R. Butterfield and Associates, Inc. dtd 10 Dec 2001 |



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January 23, 2001

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md 2

King Farm Farmstead Task Force – Meeting #1 10/3/01

EXPECTATIONS EXPRESSED BY TASK FORCE MEMBERS

Sue Pierce

Interested in supporting a space related to the arts and open to the community. A cultural arts space. Perhaps a library for children.

George Northway

open minded – no fixed notions. Looking for ideas that promote the arts. Whatever is planned should be a revenue generator, although not necessarily self-supporting.

John Moser

Fantastic opportunity for enhancement of the City. Something similar to Glenview or Olney. This is a major City gateway. Perhaps a museum, performing arts center, café, gift shop, or something related to history. Not a standard neighborhood park. Should be oriented toward the entire City.

Suzanne Fisher

This is an historical place in Montgomery County. Opportunity to enhance our sense of history. Interpretation should be included. A museum. Many non-profits are looking for suitable space.

Rob Orndorff

It should attract all residents of the City. Maintenance issues will be a concern. Flow of pedestrian traffic. What buildings should be saved?

Craig Moloney

Need to identify appropriate adaptive re-uses. The use should be an asset to the entire Rockville community.

Andy Kapust

Representing King Farm community. No interest from King Farm in making it exclusively a King Farm thing; should be a City-wide Rockville facility. Concerns: traffic the use will generate and appearance to nearby neighbors – how it blends in. Shouldn't clash with New Urbanist design of the neighborhood. A small theater would be good; Olney is a good example. Studio space for artists may be another good use. It should not be turned over to a non-profit. Economics is going to be an issue.

Chip Boylan

No strong expectations at this point. It is a park. Interested in all uses mentioned, but have no particular preference. Thrilled we have another park.

Helen Heneghan

Don't lose original character of the site. It is unique to urban Montgomery County. Surprised at the good condition of the buildings. Don't close the Rt. 355 entrance; it allows a stand-alone use with no cut-through traffic issues. This is a tremendous opportunity for the City, but the City should not have to carry the costs all by itself.

Judy Christensen

As the Preservation Planner for the City, glad to help the committee with determining the best possibilities for re-use of this site. Have worked on other barn projects, including a \$500,000 project at the Germantown soccer complex. We need to look at uses for similar sites around us and not duplicate. Preserving the oral history of the site has been done to some extent, but more could be done.

Burt Hall

Staff was quick to recommend saving this site from demolition as part of the King Farm development. Part of what we wanted to do was preserve the view and vista of the farmstead that we have been familiar with for decades. And we wanted to save this last piece of Rockville's agrarian history. We believe this is going to be a treasure for the City. Staff is open to all ideas for re-uses – no agenda. At this point, the only funding in the City's budget is for keeping the buildings stabilized, preventing further deterioration – and work has concentrated on the main house, the 2 Wisconsin dairy barns and silo.

**KING FARM FARMSTEAD
FUTURE USES TASK FORCE**

Meeting #1

- Pass out sign up sheet
- Handouts: M.P. reprint
- Meeting over no later than 9 p.m.
- I'm going to facilitate but not chair the Task Force. I'm going to ask for 2 volunteers, one to chair, one to co-chair in chairperson's absence – A bit later.
- Introductions – What are your expectations? (take notes)
- Norms for the TF
- Volunteers for chairperson and co-chairperson?
- How will we make decisions?
- How will agendas be set?
- Goals & Outcomes: What will be the product of the T.F. Probably decide later.
- TF members jot down your ideas for the future of the site. (Hand out paper)
- BRAINSTORMING – Ideas for the future of the site.
- Write down best 3 ideas – or hybrids.
- Discussion on best 3 ideas.
- Next meeting date? Agenda?

King Farm Farmstead Task Force – Meeting #1
October 3, 2001
7:00 PM at the King Farm - 7:45 PM at City Hall

In attendance:

Sue Pierce, KF, Andy Kapust, KF, John Moser, CAC, George Northway, CAC, Craig Moloney, HDC, Susanne Fisher, Peerless, Chip Boylan, R&PAB, Helen Heneghan, R&PAB, Burt Hall, staff, Rob Orndorff, staff, Judy Christensen, staff.

Absent:

Beth Rogers, HDC

I. SITE TOUR AND POTENTIAL REUSES:

The Task Force met at the King Farm for a tour of the dairy barn, the hay barn, the horse barn and the farm complex site. At City Hall, the task force brainstormed uses for the buildings and site and discussed the organization of the task force. See the attached sheet for the brainstormed reuse ideas.

II. TASK FORCE ORGANIZATION:

Burt Hall stated that he would not chair the meetings and asked for volunteers, asked the group to decide how decisions would be made, and what product(s) would be produced.

- a. John Moser and Andy Kapust agreed to serve and were accepted by the task force as co-chairs.
- b. Judy Christensen volunteered to be the meeting secretary and was accepted.
- c. Decisions are to be made by consensus rather than by vote process.

The Task Force products were identified as a list of priorities and a framework for establishing a list of reuse options.

The first priority was to gather information on the site:

- a. Survey of property with existing buildings located
- b. Measured drawings of buildings
- c. Structural assessment of buildings

The second priority was funding: Burt Hall said the CIP budget had staff input in January and accepted public input up to passage of the budget in May. There is a possibility that studies and other consultant work can be put in the FY 2003 budget. The King Farm has \$150,000 in the budget, which could be diverted to these uses with Mayor and Council approval.

John Moser estimated that it would take at least \$10,000 for the structural analyses and the cost for all could exceed the allotted budget. Craig Moloney said that from an architectural and reuse viewpoint, the measured drawings and property survey were necessary for a realistic evaluation

of proposals by this group or from others. The Task Force concurred that the immediate priorities were to obtain a property survey, structural analyses, and measured drawings.

III. EXPECTATIONS OF TASK FORCE MEMBERS

Sue Pierce

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A history of the farm was distributed for background reading. Judy Christensen volunteered to ask Billy King to annotate the aerial view with the names of the buildings and original uses and invite him to speak to the group if desired.

The meeting adjourned at 9:35 PM

NEXT MEETING: THURSDAY, NOVEMBER 15, 2001
7:15 PM
CITY MANAGER'S CONFERENCE ROOM

Brainstorming Session Potential Reuse Ideas

1. Visual arts center with classrooms, gallery, work space
2. Performing arts center, actor's studio and residential workshop
3. Museum and preservation history site
4. Indoor/outdoor exhibit space for booths & shows a la Sugarloaf craft show.
5. Interpretation area for schools
6. Recreation center with party space
7. Meeting center
8. Gift shop and café
9. Children's museum
10. Rental facility for social events, parties
11. Gymnastics center
12. Tourism site
13. Preserve vistas and views
14. Passive open space
15. Child center, day care center
16. Conference center
17. City satellite center
18. Storage
19. Horse barn – auditorium and theater
20. Culinary arts teaching facility
21. Small meeting facilities
22. Rockville Arts Place site
23. Satellite for Rockville Arts Place
24. Farm garden for children and other programs
25. Petting zoo
26. Sculpture park
27. Neighborhood park and picnic site
28. Interpretive signage
29. Community TV studio
30. Conference site for International Preservation Trades Workshop
31. Preservation hands-on teaching site
32. Archeology training and digs
33. Summer camp program site

King Farm Farmstead Task Force Roster

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**King Farm Farmstead Task Force
Meeting #2
November 15, 2001**

AGENDA

- Approval of Minutes
- Visit with Billy King
- Survey and Engineering Analysis – Staff report
- Re-use Ideas
 - Categories
 - Assessment Process

**King Farm Farmstead Task Force
Meeting #2
November 15, 2001**

Discussion Plan – Re-Use Ideas

- Any more ideas.
- Categories
- Break up into 2 to 4 groups by category to further discuss/analyze category
- How many different use ideas are contained in category?
- Can some be combined based on developing a full-time use?
- What are the questions that need to be asked/answered to evaluate these ideas?
- ✓ Who is the target audience?
- ✓ Does the use respond to an identified community need?
- ✓ Is this need met elsewhere in Rockville? Montgomery County? Region?
- ✓ Which building or buildings would be needed? House?
- ✓ Access? Parking?
- ✓ To what extent would the building or buildings need to be altered?
- ✓ Capital Costs? Low – Medium – High?
- ✓ Operating Costs?
- ✓ Revenue Generating use?
- ✓ Grants available?
- ✓ Overall feasibility?

**King Farm Farmstead Task Force
Meeting #3
January 23, 2002
7:15 P.M.**

AGENDA

- I. Approval of Minutes of November 15, 2001 meeting**
- II. Review:**
 - **Proposed Future Uses**
 - **Categories of Use**
 - **Questions and Issues in Re-use Evaluation**
- III. Evaluation of Proposed Uses**
- IV. Old Business/New Business**
- V. Next Meeting Date/Time**

King Farm Farmstead Task Force – Meeting #3

January 23, 2002

7:15 PM at City Hall

In attendance:

John Moser, CAC, Sue Pierce, KF, Craig Moloney, HDC, Susanne Fisher, Peerless RV, Chip Boylan, R&PAB, Burt Hall, staff, Rob Orndorff, staff, Judy Christensen, staff.

Absent: Beth Rogers, HDC, Andy Kapust, KF, George Northway, CAC, Helen Heneghan, R&PAB.

I. Approval of the minutes:

The Minutes of 11-15-2001 were approved as submitted.

II. Budget Report:

Burt Hall stated that the committee requested 50 Thousand Dollars in the City budget be reserved for further survey and engineering, and it was submitted for consideration in the FY2003 budget.

III. Report on King Family Participation:

Judy Christensen said that Billy King is presently out of the area until spring, but is still willing to give a guided tour of the farm. It was again suggested that this should be a tour for the entire group and should be recorded on video as well. Judy will continue to check for a date and time will fit the task force and Mr. King's schedule. Three weeks notice is needed for task force members to schedule the date.

III. Survey and Engineering Analysis update:

Burt Hall passed out the Phase I structural evaluation report, a non-invasive check of all buildings for structural defects and reuse potential. The smaller barn with a concrete block foundation was found to be compromised structurally by foundation cracks, and will need to be evaluated for retention at some point. The other buildings were reviewed and repairs or improvements necessary to bring up to code were listed. It was noted that some of the structures should be evaluated according to the use of the building, if any. If maintained for ambiance, they would not need to be code compliant.

IV. Use Categories and Reuse Suggestions

Sue Pierce inquired if the City has a policy or guidelines regarding concessions on City property. Mr. Hall said there are very few such uses other than the Golf Pro and driving range at Redgate. Those are established by negotiation on a case-by-case basis. He noted that public interest and need is more important in the negotiation than revenue to the city, although such concessions should pay their way.

Chip Boylan noted that the City has no excess revenue now to fund the addition to the swimming pool and other needed park facilities improvements. If funds are tight, then the cost of stabilization and maintenance must be carefully weighed as the King Farm improvements could easily consume the entire recreation facility improvement budget. He suggested that the King Farm structures be prioritized and perhaps some eliminated.

John Moser suggested that donations could be solicited from the King Farm developers. Other members were not confident that this would succeed. Sue Pierce said that since the task force was finding uses that would be open to surrounding areas and not limited to City residents, the City should seek County and State funds and grants as well. John Moser suggested introducing a District 17 bond bill, which usually takes several years to pass. Others thought the bill should wait until the next session when plans should be more concrete. It was decided to wait until the next legislative session.

Sue Pierce suggested a review of the use categories and facilities to be built at King Farm before the evaluation exercise. She suggested adding Senior Citizen Daycare Center to the list of possible concessions or other uses and said that neighborhood services that will be furnished commercially or by the City such as outdoor parks, theaters, grocery stores, gasoline stations, and so forth should be eliminated. As for small meeting areas, she noted that currently the community center has a capacity of 50 people, which is not enough space. A pool and clubhouse is planned, but it is not intended to serve as a meeting facility. The neighborhood is depending on the schools for small meeting space but the school construction schedule is being cut and it may be a long time before the schools are constructed. The City Parks system will be providing outdoor facilities such as trails and other equipment, so those features will not be needed. The group concurred and eliminated "Neighborhood park and picnic site" and the "Petting Zoo." Parks suitable for picnicking are provided elsewhere, and a zoo with animals would be very complicated to manage. Some suggestions were considered to be duplicates or details of a larger overall plan. These were combined for brevity.

Each person rated the items under the Museum and Performing Arts categories, and the concessions or "Other" categories. Craig Moloney suggested that each use be also judged as a low, medium, or high impact. A rating of A, B, or C was assigned to each proposed use in a category. The overall rating will be used to eliminate proposed uses that are not needed or not practical for the site.

In discussion, Judy Christensen noted that the relationship of the buildings was an asset for such uses as a conference center, festival, or arts center as they were immediate to each other with a potential bed and breakfast facility to house visiting artists or instructors, and so forth. Chip Boylan said he had the opposite impression, that the buildings were too close and crowded each other.

Judy said that some uses could be temporary start-up uses with little investment- such as tours, preservation trade workshop, summer camps, special events, archeology, outdoor craft festivals, and some performing arts. Rob Orndorff noted that daytime events should be stressed as the site abuts residential uses. He suggested childrens camps, computer labs, galleries/ sites for visual and performing arts and items to attract and involve youth. All agreed that the petting zoo was not a practical use as it involved animal management and has a high potential risk factor (biting, etc.) Gymnastics center and a culinary center were also eliminated as unsuitable for the site or too much capital involved. Comments on the science museum were negative due to other nearby scientific exhibits that would be far more encompassing – NIST, NIH so the science museum was eliminated. Suzanne Fisher said other "museums" or exhibits could be done on a small scale for a unique draw, something special related to Rockville. She noted that there is no museum or exhibit area to showcase Rockville's history.

The meeting adjourned at 9:20 PM

**NEXT MEETING: Thursday MARCH 7, 2002; 7:15 PM
7:15 PM**

CITY MANAGER'S CONFERENCE ROOM

At the next meeting, the group will rate the Meeting and Conference Category.

Members should be thinking of where uses will be located (what building) and be prepared to discuss the engineer's report.

Respectfully submitted,
Judy Christensen

Use Categories and Reuse Proposals

Museum, Education & Art

	CM	JM	CB	SF	SP	RO	JC
1. Visual arts – classroom education	A	A	A	A	A		B
2. Museum and preservation education site	B	A		A	A		A
3. Exhibit space/crafts	A	A	A	A	A		B
4. Children's museum	C	C		A if RV	A		B
5. Interpretation (history, social, agriculture) for schools	B	C	B	A	A		A*
6. Rockville Arts Place*	A	C		B	A		B
7. Sculpture park	C	A	C	B	A		C
8. Interpretive signage (part of most uses)	B	C		-	A		
9. Preservation and/or archeology training area	B	C		-			A
10. Science center	C	Elim		A-If RV			C

It was noted that RV Arts Place may get space in the new downtown area. Sue Pierce noted that an arts gallery, studio, etc. would take the least capital expense. Suzanne Fisher

Outdoor and Park Uses

	CM	JM	CB	SF	SP	RO	JC
Vistas and views (A from all)							
Outdoor craft fair, outdoor exhibit area							A*
Passive open space (provided other places)							
Farm garden, exhibition or demonstration garden							
Petting zoo					F*		F*
Neighborhood park and picnic site							Complex animal issues
Mothball some buildings for future use							A

Performance

	CM	JM	CB	SF	SP	RO	JC
Performing arts center (may incorporate all below, RV Arts Place and some museum, exhibit center space.		A			A*		B
Actor's studio		A					B
Gallery, workspace, workshop		A					B

Modest, one building

Auditorium and theater (in horse barn?)			A	A	B

John Moser suggested a "Black Box" theater or small theater use. Chip said 200-300 seats.

Other /Concessions

[illegible]

Meeting and Conference

[illegible]

Questions and Issues to consider in reuse evaluation

(From November 2001 meeting)

1. How much traffic generated?
2. Parking needed?
3. How much space needed?
4. Access necessary from Route 355?
5. Access in general.
6. Pedestrian access.
7. Ambiance maintained or enhanced.
8. Target audience.
9. Demand.
10. Is the need currently met in Rockville?
11. Is the need currently met in Montgomery County or region?
12. Which buildings are suitable for specific reuses?
13. Compatibility with other site uses.
14. Compatibility with Neighborhood.
15. Capital Costs.
16. Operating Costs.
17. Source of Revenue: City, Partners.
18. Schedule /Programming/ Phasing of new uses.
19. Early bang for the buck- how long before producing revenue.
20. Need for infrastructure upgrades.
21. Need for other alterations.
22. Zoning is suitable or needs to be changed?
23. Liability issues?
24. Nuisance attraction potential (skateboards, etc.)

King Farm Farmstead Task Force Roster

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January 23, 2001**

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**King Farm Farmstead Task Force
Meeting #4
Thursday, March 7, 2002
7:15 p.m.
Rockville City Hall**

- I. Approval of Minutes of January 23, 2002 Meeting**
- II. Review and Discussion – Butterfield Inspection Report**
- III. Evaluation of Proposed Uses**
 - Review – Categories evaluated at 1/23 meeting
 - Complete Evaluation of all Uses
- IV. Matching Uses to Buildings**
 - Discussion
 - Work with Site Plan
- V. Old Business/New Business**
- VI. Next Meeting Date/Time**

King Farm Farmstead Task Force – Meeting #5 4
June 25, 2002
7:15 PM at City Hall

In attendance:

John Moser, CAC; Suzanne Fisher, Peerless RV; Chip Boylan, R&PAB; Helen Heneghan R&PAB; Sue Pierce, KF; Burt Hall, staff; Judy Christensen, staff. Deanne Mellander, Guest.

Absent: Craig Moloney, HDC, George Northway, CAC

I. Approval of the minutes:

The Minutes of March 7, 2002 were unanimously approved as submitted.

II. Presentation by Deane Mellander, Maryland Central Model Railroad Club:

Mr. Mellander introduced another club member, Ben Howard, and submitted some information on the club to the members in attendance. He stated that the club has moved several times in its history, spending about 10 years at the National-Capital Trolley Museum and more recently 22 years at Marvin Memorial Methodist Church. They lost the space at Marvin on June 1 of this year. He requested consideration of any space at the King Farm that will serve the club's needs and provide an enhancement for the public. The club needs a long-term lease of at least 5 years and about 1000 square feet of space, some suitable for a layout and some for meeting and storage space. The space should be under the locked control of the club with no public access except when open to the public by the club. A prime location is not necessary but it should have electricity, heat and air conditioning, and toilet facilities.

The club has been paying \$1,200 to \$1,500 per year for its previous space and needs rent in that area. Dues from the approximately 25 members supply funds, so they are limited. The club can also contribute sweat equity and will use the facility one to 2 nights a week. The organization will carry its own liability insurance and property insurance.

John Moser explained that the task force is in a preliminary search for uses for the buildings. It may be as long as 2 years before any decisions are made. However, the garage has water and heat in the second story apartment and totals about 1300 square feet. It is 22 feet by 56 feet.

In reply to a question from Suzanne Fisher, Mr. Mellander said the layout could be built in a modular fashion so it could be removed if necessary. However, the rewiring is extremely time consuming and it is often easier to start anew.

Sue Pierce asked if the club could provide an educational donation, and the club members said it was possible. The members could do demonstrations and teaching of the craft if the meeting space is adequate. They also do Boy Scout Merit badges and work with other youth groups. There was some discussion of having a Plexiglas partition installed for viewing from outside. The Maryland Club thanked the group for the opportunity to present their needs and asked to be kept informed of potential opportunities.

III. Review/Discussion of On-Site Tour

John Moser said it was the second time he toured the house and was enthused on the potential. Andy Kapust said that the house has potential but lots of work to be done if used for more than a caretaker's house. He asked if some of the buildings were unsafe and if the stabilization costs had been estimated. Sue Pierce said she was impressed by the tremendous potential and the tremendous work to make it usable. She noted that what is presently there is not up to current codes. It could be used during warm weather if safe and accessible. She was also concerned about the amount of money needed. Burt Hall said ADA requirements are programmatic and kick in when a handicapped need arises. When they are not available to a needy individual, it is considered a violation of civil rights. However, there are exemptions for historic buildings under ADA. Access is needed to the first story, but not necessarily the second story.

Judy Christensen said the Maryland Smart Codes might provide some help as well.

Suzanne Fisher said the property had great possibilities and is not really horrible as old buildings go. Some small accessory buildings could be stabilized, sealed and kept as a setting. She noted that there would be parking next door and space for tents.

Helen Heneghan disagreed. She believed that some buildings are not worth saving. She suggested tearing the Horse Barn down and rebuilding it as a theater. Her opinion was that the house should remain a home. She suggested that the house and yard could be sold separately after it was designated as a historic resource.

Sue Pierce noted that if this was possible or appropriate, the funds could go for other uses. Andy Kapust argued against the idea. He believed any theater use would discourage private residential use.

Chip Boylan said the barn would be wonderful and very functional someday. He said the cost of preparing the Casey Barns Community Center would be ½ the cost of this one. There are many demands on the City in other places and the park should be usable all year. He wanted a functional building, not a fire damaged barn. Everything should have a function. Andy asked if a theater designer could look at it for potential. John Moser said it was adequate in size but it needed amenities, equipment, air conditioning and heat, and stage needs. He noted that there is no other black box theater in the area. It could be torn down and the site and lumber reused. Burt Hall mentioned the Barns of Wolf Trap that do preserve the barn atmosphere and feeling. The Casey Barns are not that way. The question in preserving the barn feeling is providing insulation and also exhibiting the construction on the interior. The barn will need a lot of reconstruction anyway because of the fire.

John Moser said the 5-1/2 acre sit should be multi-use with open space to wander. The site should be planned for 300 to 350 people in the area at one time with an open yard. Traffic would have to be engineered and some buildings have to go.

Sue Pierce agreed that an engineering report should help identify buildings to save and those to go. Realistic non-conflicting activities should be planned for site safety. Andy Kapust agreed that the entire site should not be limited to one event but multi-use would require a site manager. John Moser said there is money in the budget for facility planning which could be used, but only \$40,000.

Burt Hall said that there are some potential uses for the large Wisconsin barns and there are some ideas for the Horse Barn. The house should remain a house. It is done and in excellent condition. Other buildings and groups of buildings need to be discussed. There are limited dollars to spend. The roof of the small house has collapsed. It had a massive leak and a temporary patch and the roof is essentially gone. If it and other buildings are stabilized and held, they will take funds away from other buildings.

Helen Heneghan said the first building study was a disappointment and an engineering study is required. If the buildings are unsound, then why rebuild them.

IV. Proposed Building Uses

House: - Bed and Breakfast, residence, satellite City offices, office, performers space,

Garage: gift shop, café, concessions, office, model railroad club

Tenant House 960 – mothball, do away with, food, concessions

Front yard – children's trail, history park

Side yard – tables picnic grounds

Barn 1 - 1st Dairy Barn with haylofts. Andy suggested utilizing the silos for elevators. The 2nd silo could be rebuilt. Suggested uses were an art gallery, sculpture area, classrooms, workshops, studio and conference use, a museum or exhibit space. Sue Pierce stated that this barn complex has the best and more interesting exterior of all the farm buildings.

Barn 3 back of the animal pens. Suggested uses were storage and offices. There are major structural cracks in the foundation. John Moser suggested that if the cost to repair is large, then it should be demolished to provide more open space. Chip Boylan agreed that the building was in the way of pedestrian and other traffic. Andy noted that the animal pen area was very confining. The barn could be used for storage space and construction materials while needed. Sue said it should have an identified functional use. Helen Heneghan asked whose stuff would be stored and who would pay for it.

Burt Hall said this was actually two separate buildings and animal pens. He recommended not finishing them if no public use is found, as space is needed for the parking requirements.

Burt Hall said that King Pontiac is putting in a heavy truck dealership next door, and it is not in the City. The lot will be paved to the property line. An earth berm is being built by King Farm to screen houses from King Pontiac. The King Farm Developers have offered to construct a berm to screen the park from the truck dealers as well. The City will landscape the berm and the shed, which is partly on the King property and partly on City land will have to go. If the City tears it down, the wood can be saved. The shed should be documented.

MOTION: Andy Kapust moved to recommend documenting the shed with photographs, disassembling it and saving the wood.

John Moser said he would table that motion and ask first to approve the berm.

MOTION: Andy Kapust moved to approve the berm. Chip Boylan seconded it. The motion passed unanimously.

MOTION: Andy restated his motion to carefully disassemble the barn and salvage the wood from the shed. It should be documented by photography and artist renderings if possible. As much as possible of the shed should be retained. Chip Boylan seconded the motion. It passed unanimously.

The group was polled on what should stay and what goes.

Andy- The chicken coop, collapsed house, loafing shed, and the slope building goes.

Sue Pierce concurred with Andy's list to go and listed to keep: 1,2,4 house and garage. The other buildings are somewhat negotiable. Helen Heneghan agreed with Sue.

Suzanne Fisher wanted to keep what can be kept for now.

Chip Boylan said that in the long term, barn 3 as in the way and a structural problem, the condition of the tenant houses are a problem and there is no use proposed for them. He said keep the picnic shelter, pavilion, the shed behind barn 4.

John Moser agreed with Sue. Barn 3 and the small house should go.

Sue Pierce suggested contacting Roger Lewis and Matt Bell at the University of Maryland to see if they or students could help assess buildings and suggest good uses for them.

MOTION: Suzanne Fisher moved that buildings not be removed until the planning is completed. Removal should be minimal and limited to what must come down. An effort should be made to save buildings if possible. The motion passed unanimously.

V. Old Business/ New Business

Burt Hall said the City was contacted about using the entire site for a rental banquet facility.

The meeting adjourned at 9:30 PM

**NEXT MEETING: Tuesday, October 8, 2002
7:15 PM
City Hall**

Respectfully submitted,
Judy Christensen

Use Categories and Reuse Proposals

Museum, Education & Art

HH CM JM CB SF SP RO JC GN

1. Visual arts – classroom education	A	A	A	A	A	A	B	A
2. Museum and preservation education site	A	B	B		A	A	A	A
3. Exhibit space/crafts	B	A	A	A	A	A	B	A
4. Children's museum		C			C	A	B	
5. Interpretation (history, social, agriculture) for schools	A	B	C	B	A	A	A*	B *part of any use
6. Rockville Arts Place*	A	A	C		B	A	B	C
7. Sculpture park	C	C	A	C	B	B	C	C
8. Interpretive signage (part of most uses)		B			-	A		
9. Preservation and/or archeology training area	A	B	C		-	B	A	C
10. Science center		C	Elim		C		C	

*It was noted that RV Arts Place may get space in the new downtown area. Sue Pierce noted that an arts gallery, studio, etc. would take the least capital expense. Suzanne Fisher

Outdoor and Park Uses

HH CM JM CB SF SP RO JC GN

Vistas and views (A from all)		A	A	A	A	A		C
Outdoor craft fair, outdoor exhibit area		A	C		B	C	A*	A * Dairy barn
Passive open space (provided other places)								
Farm garden, exhibition or demonstration garden								
Petting zoo					F*	F*	F*	F* Complex animal issues
Neighborhood park and picnic site								
Mothball some buildings for future use			C		A		A	A

Performance

HH CM JM CB SF SP RO JC GN

Performing arts center (may incorporate all below, RV Arts Place and some museum, exhibit center space.)	A	A	A	A	A	A*	B	A *Modest, one building
Actor's studio	A	A	C		B	B	B	A
Gallery, workspace, workshop	?	A	C		A	A	B	A
Auditorium and theater (in horse barn?)	A	A	A	A	A	A	B	A

John Moser suggested a "Black Box" theater or small theater use. Chip said 200-300 seats.

Other /Concessions

	HH	CM	JM	CB	SF	SP	RO	JC	GN	# if compatible with other uses
Gift Shop and café (all-yes, goes with site uses)	A	A	A		A	B		A	A#	
Gymnastics center (too much space to do)								C	C	
Tourism site (Yes, an overall goal from uses)	CB	A	B		A	A		A	A	
Child center and/ or daycare center	C		C		C	No		C	C	
City satellite center	A	C	C		F#	C		B	B	
Storage (okay only if no affect on priority uses)	C	B	A		B	B		A	A	
Culinary arts academy								B	B	
Community TV studio -(too much renovation)								C		
Summer camp program site	C	A	C		B	B		A	A	
Bed and Breakfast in main house	B	A	A		B	A		A	B	
Sr. Day Care Center	C	C	C		C	B		C	C	

Meeting and Conference

Recreation center with party space	C	B	C		C	B			A	
Meeting center	A	A	A		A	A			A	
Rental facility for social events	C	B	C		B	B			A	
Conference Center	C	A	C		A	B			A	
Small Meeting Facilities	B	A	A		A	A			A	
Conference Site for International Preservation Trades Workshop	?	A	C		B	B			A	

Questions and Issues to consider in reuse evaluation

(From November 2001 meeting)

1. How much traffic generated?
2. Parking needed?
3. How much space needed?
4. Access necessary from Route 355?
5. Access in general.
6. Pedestrian access.
7. Ambiance maintained or enhanced.
8. Target audience.
9. Demand.
10. Is the need currently met in Rockville?
11. Is the need currently met in Montgomery County or region?
12. Which buildings are suitable for specific reuses?
13. Compatibility with other site uses.
14. Compatibility with Neighborhood.
15. Capital Costs.
16. Operating Costs.
17. Source of Revenue: City, Partners.
18. Schedule /Programming/ Phasing of new uses.
19. Early bang for the buck- how long before producing revenue.
20. Need for infrastructure upgrades.
21. Need for other alterations.
22. Zoning is suitable or needs to be changed?
23. Liability issues?
24. Nuisance attraction potential (skateboards, etc.)

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**CORRECTED EMAIL LIST as of
January 23, 2001**

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King Farm Farmstead Task Force – Meeting #5

October 8, 2002

7:15 PM at City Hall

In attendance:

John Moser, CAC; Suzanne Fisher, Peerless RV; Chip Boylan, R&PAB; Helen Heneghan R&PAB; Sue Pierce, KF; George Northway, CAC; Andy Kapust, KF; Burt Hall, staff; Rob Orndorff, staff; Judy Christensen, staff.

Absent: Craig Moloney

I. Approval of the minutes of June 25, 2002:

The Minutes of June 25, 2002 were unanimously approved as submitted.

II. Discussion – Task Force Recommendations for Proposed Uses of Park and Future of Individual Buildings:

Chairman John Moser put a proposal before the Task Force in an effort to move forward with planning for the site. He reminded the group that they had reviewed the history, visited the site and narrowed the list of potential uses. Now that the new access road is completed next to the barn and apartments are being built next to the site, he said that despite the City's efforts to keep the buildings maintained in holding, the site presents a neglected appearance and with more numerous and closer neighbors will be more accessible and potentially be an attractive nuisance. He set forward a plan for all the buildings without utilization and no timetable. It is to be an overall view. He said that funding for the King Farmstead Park will be one of a number of competing projects including Town Center.

Utilizing a map with the buildings numbered for reference:

- (1) Handicapped Parking Area: 10-17 spaces
- (2) Pole Barn-Shed: maintain and upgrade for picnic shelter use
- (3) Calf Barn – L Shaped barn: Raze. Engineer estimate was high, foundation cracked, building unstable.
- (4) Woodshed: Raze. Lumber to be saved, photo documented.
- (5) Horse Barn: rehab and restore. .
- (6) Main Barn: rehab and restore, including both silos.
- (7) Tenant House: Raze
- (8) Tenant House 2: original tall portion restored and raze addition. Chicken Coop: Raze.
- (9) Garage: restore, retain including outdoor fireplace.
- (10) House: Declare historic with land and separate from Farmstead. Separate access from 355 to be closed to public, only used by residents of the house. All public access is to be from the rear entry.

MOTION: John Moser moved, seconded by Helen Heneghan, to approve the plan as presented.

DISCUSSION: The first question was whether to discuss the proposal by item or as an overall plan. Andy Kapust favored discussion by item whereas Suzanne Fisher favored overall. The group began with an item discussion.

George Northway agreed with all items.

- (1) Parking Area: George Northway pointed out that the small area set aside for parking could not accommodate 300 to 400 people and asked what provisions could be made to serve the facility. Burt Hall said that the area to the northwest was proposed for parking for 250 cars and was within walking distance. In addition, there will be on-street parking. Andy Kapust said that most of the on-site parking was probably going to be used for handicapped parking. Sue Pierce noted that the 250 car parking lot was only a budget proposal and not a reality. She also said that the lumber or facades of the buildings to be razed might be useful in other site projects and that was one argument against razing buildings at this time. Burt Hall said that the buildings would be dismantled rather than bulldozed and the usable lumber stored in one of the barns.
- (2) Pole Barn-Picnic Shelter: Andy Kapust said the pole barn needed extensive renovation but it was a simple structure with no interior finish and would be easy to renovate. Rest rooms may be needed nearby.
- (3) L-Shaped Barn: This structure generated a great deal of discussion as no decisive engineering report spoke to the structural integrity. John Moser said it blocked the viewscape of the farm and obstructed traffic. Removal would open the site up and allow more circulation. In addition, it is actually three structures that have separate entrances and are not interconnected. The large rear open pole barn at the rear was not built as a lasting structure. Suzanne Fisher suggested leaving part of it as a pavilion or welcome feature. Sue Pierce asked what it would cost to remove it. Burt Hall estimated that it would cost about \$10,000 to photo document and dismantle it. It was pointed out that removal could allow more parking and necessary access for trucks and other vehicles.
- (4) Woodshed: General agreement - no discussion.
- (5) Horse Barn: General agreement - no discussion.
- (6) Main Barn: General agreement - no discussion.
- (7) Tenant House: Andy Kapust said that this house was falling down and it would cost the price of a single family home to fix.
- (8) Tenant House 2 and chicken coop: General agreement - no discussion.
- (9) Garage: General agreement - no discussion.
- (10) House: The limited historic district was questioned by several members who said that the property was a farmstead and designating just one portion of it was not appropriate. Others said that to utilize the other buildings, major changes to them would need to be made, especially in the interior while the house would remain in its original use as a residence. Judy Christensen said that her experience was that changes would be possible in the adaptive reuse of the buildings. George Northway suggested tabling the decision on what part of the property to recommend for historic designation of the Historic District for the present. The mover, John Moser, and the second, Helen Henegan agreed to put the amendment to a vote. Four members voted for tabling the historic district issue, three were against. (4-0)

Sue Pierce moved to amend the proposal to indicate that the rear entrance would become the main entrance to the King Farmstead park. It was accepted as an amendment by the mover and second. The vote was unanimous. Rob Ornordorff said a farm style gate was to be erected between the house

property and the farm buildings to limit vehicle access to the public to that portion. The residents would enter by means of the private drive from 355.

After discussion on what passage of the proposal would mean to the site progress, it was agreed that the results of the vote would be presented as a Task Force Recommendation to the Mayor and Council.

George Northway called the question of approval of the 9 remaining items of the proposal to a vote:
VOTE: The vote was 6 for the motion, one (Suzanne Fisher) opposed. (5-1)

While the vote demonstrated that a majority of the committee favored the proposal, included the recommendations for removal of some buildings, Burt Hall said the item would be scheduled for a Mayor and Council worksession where all opinions could be discussed. Chip Burton said that many of the committees and organizations on the Task Force had different goals and interests that should be stated, but probably the City could not accomplish all goals.

Sue Pierce said the City does not currently have the funds to fully fund the proposal and the budget looks to be tight for a while. Another goal could be to suggest further studies, which might find funding opportunities or partnerships. Burt Hall mentioned that the Beall-Dawson Historical Park has such a partnership with the Montgomery County Historical Society, which manages and maintains the interior of the building while the City manages the grounds and exterior.

III. Old Business/ New Business

Deferred:

The meeting adjourned at 9:55 PM

IV. Next Meeting Date/Time

**NEXT MEETING: Tuesday, November 6, 2002
7:15 PM
City Hall**

Agenda Priorities: Immediate Uses
Access

Respectfully submitted,
Judy Christensen

**CORRECTED EMAIL LIST as of
January 23, 2001**

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**King Farm Farmstead Task Force
Meeting #6
October 8, 2002
7:15 P.M.**

AGENDA

- I. Approval of Minutes of June 25, 2002 meeting**
- II. Discussion – Task Force Recommendations for Proposed Uses of Park and Future of Individual Buildings**
- III. Old Business/New Business**
- IV. Next Meeting Date/Time**

**King Farm Farmstead Task Force
Meeting #6
Tuesday, June 25, 2002
7:15 p.m.
Rockville City Hall**

- I. Approval of Minutes of March 27, 2002 Meeting**
- II. Presentation by Deanne Mellander, Maryland Central Model Railroad Club
(10 minutes)**
- III. Review/Discussion of On-Site Tour**
- IV. Review of Proposed Uses of Buildings (from Task Force work at 3/27
meeting)**
- V. Discussion – Proposed Uses of Site and Buildings**
- VI. Old Business/New Business**
- VII. Next Meeting Date/Time**

King Farm Farmstead Task Force – Meeting #7

November 6, 2002

7:15 PM at City Hall

In attendance:

John Moser, CAC; Andy Kapust, KF; Craig Moloney, HDC; Suzanne Fisher, Peerless RV; Helen Heneghan R&PAB; George Northway, CAC; Burt Hall, staff; Judy Christensen, staff.

Absent: Beth Rodgers, HDC, Chip Boylan, R&PAB; Sue Pierce, KF

I. APPROVAL OF THE MINUTES

Judy Christensen said that Beth Rodgers was omitted from the absent list of the meeting of October 8, 2002.

Andy Kapust moved, seconded by George Northway, to accept the minutes of October 8, 2002 King Farm Task Force as corrected by the secretary, Judy Christensen. Vote: Unanimous.

II. RECOMMENDATION TO MAYOR AND COUNCIL

Chairman Moser stated that the King Farm Task Force was appointed by the Mayor and Council to identify and suggest uses for the buildings and provide a framework for a long term plan for the property, which included buildings to save for reuse and to identify those buildings which cannot be reused or do not fit into a long term use plan. At this time, the King Farm Task Force has done everything that the Mayor and Council asked, and needs to present its findings and recommendations. The basic plan of building use and elimination was defined and approved at the October 8 meeting. The house is not included in the overall plan at present. The Task Force is not disbanding as yet as the Mayor and Council may ask further considerations of it, but this will be the last meeting other than the presentation. The presentation will be presented at a Mayor and Council work session as soon as possible.

The Agenda will be:

- Identify those buildings that should be demolished.
- Present an overview of the buildings to be preserved with suggestions for reuse.
- Request the Mayor and Council proceed to remove the eliminated buildings before onset of winter weather and save the reusable timbers and wood.

Utilizing a map with the buildings numbered for reference:

- (1) Handicapped Parking Area: 10-17 spaces. Burt Hall noted that the parking lot will be planted with non-fruiting fruit trees to suggest an orchard and fit in with the farmstead.
- (2) Pole Barn-Shed: maintain and upgrade for picnic shelter use. It was noted that the building has a bump out that formerly housed the hay dryer. Craig Moloney noted that

leaving the hay dryer portion would give some character to the building. Rob Orndorff mentioned that it might be utilized for a restroom. The roof should be replaced and the floor hard-surfaced with pavers or other material to reduce mud. It will remain an open structure.

Suzanne Fisher said that some area should be identified for a visitor center with a directory and daily activities. Helen Heneghan suggested a computerized message board that could give the schedule and locations. It was agreed that some form of directory was needed close to the parking area to allow visitors to find their activity and building without walking the length of the park.

- (3) Calf Barn – L Shaped barn: Raze. Engineer estimate was high, foundation cracked, building unstable.
- (4) Woodshed: Raze. Lumber to be saved, photo documented.
- (5) Horse Barn: rehab and reuse as a 300-seat theater. The building is sized to provide good stage and backstage areas and will accommodate 300 patron seats easily. Andy Kapust said the building should maintain the overall look and feel while accommodating the use. It will need new openings for access, egress, stage door, and set access. It should have minimum interior intrusion. Burt Hall said it could function like Wolf Trap Barn without permanent seating so it could be cleared and used for other events. Craig Moloney said the stage door loading would be on the side and accessed by a service road.
- (6) Main Barn: rehab and restore, including both silos. These barns will be the arts and crafts buildings along with other uses. The loft area is a large open space which could be utilized for large gatherings and meetings. The buildings would need to be made ADA accessible with an elevator and restrooms. Fire stairs are also necessary. Lobby space should be provided which might be a good use for the small milk and dairy storage building. On the front. There should be a café or concession area, some meeting rooms and a catering kitchen for large meetings. Primary uses would be gallery space, studio space, and a small museum. Suzanne Fisher said that if an area was set aside for a small café it could feature real ice cream and incorporate the Vinson's Drug Store soda fountain.
- (7) Tenant House: Raze
- (8) Tenant House 2: original tall portion restored and raze addition. Suzanne Fisher said that this building was identified as a possible small museum site but it is really too small for this use. The Task Force agreed. Other proposals were a concession stand or police department substation, or administrative offices. The area behind the house should remain open for events that require tents and outdoor accommodations.
- (9) Garage: restore, retain including outdoor fireplace. The model railroad club had asked for space and could be offered the garage with a 5-year lease. It would have space for

the layout on the first level and heated restroom, workspace, and clubhouse areas on the second level.

- (10) House: To be a historic district of approximately 1-1/2 acres more or less, remain residential, and be separate from the Farmstead park. The access from 355 will be closed to the public and only used by residents of the house. All public access is to be from the rear parking area. The service road to the house will be maintained only for emergency services. The current residents should be allowed to remain. After their tenancy is over, the City may want to explore sale of the house to a private owner as a residential property. The house was removed from the plan as it was not intended for City use.

John Moser moved acceptance. Seconded. VOTE: 4-1-1.

George Northway moved that the City should have option to sell, move, or retain the house as rental property until final plans are made. The motion was seconded by Helen Heneghan. Vote: 3-0-3.

Andy Kapust moved that the house should be retained as a rental until such time as the City reevaluates the house for appropriate uses. The use should be consistent with the overall farmstead concept. Craig Moloney seconded the motion.

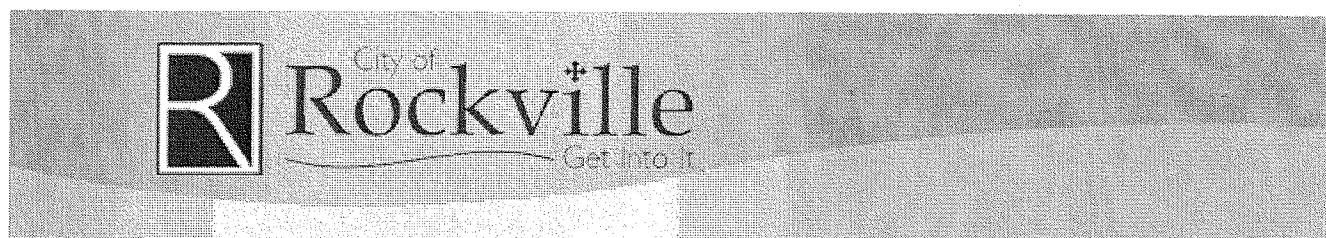
Andy added that the goal is to retain the overall concept of the entire site, which was accepted as an amendment to the motion. VOTE: 3-0-3 (Abstained: Kapust, Moloney, Fisher.)

Chairman Moser said the Task Force should try for the January 6, 2003 work session with the Mayor and Council. John Moser is to draft the report and circulate it to the Task Force Committee.

Suzanne Fisher said photos and perhaps a video would enhance the presentation. Burt Hall suggested that the Mayor and Council tour the site on a Saturday morning and then come back to City Hall for a 2-hour work session as with a neighborhood walk. Burt Hall was to establish a January date for the tour and discussion with a snow date. Any Saturday was eligible but the 4th of January.


Respectfully submitted:

Judy Christensen
Recording secretary



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Mayor and Council

APPROVED: Meeting No. 12-03

ATTEST:

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting No. 4-03

Saturday, January 25, 2003

The Mayor and Council of Rockville, Maryland met in worksession in the Mayor and Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland at 10:20 a.m.

Prior to the meeting at City hall, the Mayor and Council toured the site at the King Farm Homestead, beginning at approximately 9:00 a.m.

PRESENT

Mayor Larry Giammo

Councilmember Robert E. Dorsey

Councilmember Susan R. Hoffmann

Councilmember John F. Hall, Jr.

Councilmember Anne M. Robbins

In attendance: City Manager Mark Pentz and City Clerk Claire Funkhouser

Also present: Assistant City Manager Catherine Tuck Parrish, Director of Recreation and Parks Burt Hall, George Northway, John Moser (representing the Cultural Arts Commission); Craig Moloney (representing the Historic District Commission); Chip Boylan and Helen Heneghan (representing the Recreation and Parks Board) and Suzanne Fisher (representing Peerless Rockville)

Re: Worksession regarding the King Farm Homestead Site

Prior to the meeting at City Hall, the Mayor and Council toured the King Farm Homestead Site. During the tour the Mayor and Council had an opportunity to view the main farmhouse, barns, sheds, and other buildings that formed King Farm Farmstead site. In 1998, the City obtained the complex of main buildings from the King family, nationally known dairy farmers. The most familiar buildings on the site are the farmhouse and the Wisconsin-style dairy barn with its "Milk for Thompson's Dairy" sign visible from Route 355.

Joining the Mayor and Council on the tour were members of the King Farm Farmstead Task Force. The Task Force, co-chaired by John Moser, chair of the Cultural Arts Commission, and Andy Kapust, a resident of King Farm, consisted of two members of the Cultural Arts Commission, Historic District Commission, Recreation and Parks Advisory Board, King Farm residents and one from Peerless Rockville. The group's report to the Mayor and Council envisioned an overall "utilitarian historical arts and recreation center on par with historic (and cultural) facilities such as Wolf Trap and the Olney Theatre Center." Of the nine buildings at the King Farm site, the Task Force recommended keeping five for

adaptive reuse.

Recommendations for the five buildings, which would make up the main site of the “Farmstead Arts and Recreation Center,” included a covered picnic area; a 300-seat theatre; and a City Police substation. The report also recommends using the 20,000 square feet of barn space for m gallery, studio, museum and offices. A café and concession area were part of the proposals, which also suggest converting the garage to a museum and preservation site that could have use for short-term rental to community-oriented organizations.

One area recommended to stay relatively untouched is the farmhouse, which currently is a residential facility that is in “extraordinary condition,” according to the Task Force.

At the worksession, the Mayor and Council discussed the proposal for long-term implementation, although more immediate safety concerns of the other four buildings may need to be addressed sooner. The Mayor and Council also discussed the status of the Mansion, which the Task Force would like to see remain as a residence. There was discussion about the possibility of turning the Mansion into a bed and breakfast if changes in the law would permit it.

There was extensive discussion about how the property might possibly be handled if even a part of it were designated as an historic district. This was an issue that had created a great deal of discussion among the members of the Task Force. The Mayor and Council said they would like to have some alternatives and parameters clearly delineated so they could discuss the various options open to them regarding historic designation.

There was also a broad discussion about various possibilities of uses and control of the property in terms of the incorporation of a public-private partnership, or the possibility of the area being designated as an arts and entertainment district. Staff were asked to look into nearby venues for theatre or other cultural events in the vicinity in terms of how a facility such as the Farmstead might be used and what the competition might be.

Since the costs of any renovation of any of the larger buildings would be very expensive, there were suggestions about ways that some of the buildings on the property could be used in the near future such as an area that might be used for a picnic pavilion and playground. Obviously any use of the site would require some clearing of the area and cleaning up of debris.

Re: Adjournment

There being no further business, the meeting adjourned at 12:00 p.m.

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